



Opportunities for Rural Indiana Brownfields



What is a Brownfields?

January 11, 2002 – Small Business Liability Relief and Brownfields Act

The new law modified that working definition of a brownfield site to "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance pollutant or contaminant."

Typical Brownfields in Rural Areas

- **■** Abandoned Gas Station
- **■** Illegal Meth Lab
- **■** Salvage Yard
- **■** Landfill
- **■** Abandoned/idle RailRoad Property
- **■** Gravel Pit
- **■** Textile Mill
- **■** De-listed Superfund Site

Summary of the Brownfield Law

Subtitle A – Funding

Authorizes \$200 million per year for EPA grants to states, tribes, local governments, and non profit/quasi public redevelopment agencies and authorities:

- Site assessment and cleanup grants; 20% match as well as capital for RLFs
- \$50 million or 25 % of appropriation for petroleum contamination sites
- Insurance premiums permitted as eligible use of funds
- EPA brownfield program that includes training, research & technical assistance

Subtitle B – Liability Clarification - Provides Superfund liability relief to:

■ Contiguous property owners, innocent landowners and prospective purchasers

Subtitle C – State Response Programs - \$50 million/year for grants to states and tribes:

- Establish and enhance state VCPs/response programs
- States must maintain a "public record of sites" addressed
- Citizens may request a state to conduct an assessment at a specific site, and a state must "appropriately" respond

The Issues of Being Rural?

- **■** Population up to 50,000
- **■** Definition of rural differs according to agency and location
- **■** Planning processes differ transportation, emergency, etc.

Challenges for Rural Brownfields

- **■** Rural geography with abundant green space, inaccessibility
- **■** Rural demographics sparse population, out migration, poverty
- **■** Limited and inconsistent resources capital and expertise
- **■** Inadequate infrastructure
- **■** Local community leaders' limited brownfields knowledge
- **■** Public perception, misinformation and fear

Overcoming Rural Challenges

- **■** Local champion
- **The Community involvement at every step**
- **■** Pursue several different funding sources
- **■** Educate community leaders through local media, site visits, forums, planning sessions
- **■** Present best practices from nearby redevelopments
- **■** Use regional, state and national development organizations
- **■** Take risks and be innovative, flexible and have a redevelopment vision

Challenge

Commitment is what transforms a promise into reality.

-- Abraham Lincoln

Rural Brownfields Opportunities

- Economic development
- **■** Community revitalization
- Job creation and retention
- Increases community tax base
- Enhances tourism development
- Builds community partnerships

Rural Should Take Advantage

- Rural applicants need to be involved with the new grant process for the EPA Brownfields Program
- As of 2002 brownfields definition minescarred lands and petroleum contamination
- Ample funding and technical assistance sources, e.g. EDA, Dept. of Energy brightfields, American River Heritage Designation, NOAA's Portfields Initiative
- Remediation Technology



EPA Region 5

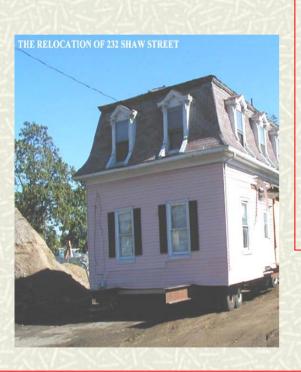
West Shoreline Region: Muskegon Michigan

Five counties; 120 cities and towns



Amazon building, former knitting mill, soon to be affordable housing

600,000 people converge on Heritage Landing for an annual music festival, which was a former foundry.



EPA Region 1

New London
Development Corp.,
CT

City population 27,000

Kelo v. City of New London



Relocating historic homes for the redevelopment of mill sites into the Pfizer Global Development Facility and Fort Trumbull waterfront park redevelopment; A Social Justice Initiative accompanies the redevelopment project.

EPA Region 4; Land-of-Sky Region: Asheville, North Carolina

Region population: 345,000; Four counties; 15 cities and towns







Funding: EPA Brownfields programs, the EDA and Advantage West.
Promotional support comes from regional partners such as the Appalachian Regional Commission.

Four small city sites: Woodfin, Heart of Fletcher, Hendersonville and Asheville Riverlink 17 miles of redevelopment.



EPA Region 10

Bandon, Oregon

City population 2,833



EPA grant in 2001: Completed Phase I and II Assessments and Cultural Assessment



EPA Region 7

Atchison, KS; pop. 16,774

Goals of Riverfront Project

Extend retail district to riverfront

Enhance role of commercial activity

Treat entire area as one district

Use existing historic buildings



Hosted Lewis & Clark 4th of July and Emilia Earhart Birthday Festival





Idaho's Statewide RLF Program

- **■** July 2004 First Statewide Conference (NADO hosted)
- **■** Sage Community resources & five Economic development Districts form a Brownfields Coalition
- **■** EPA \$3 million RLF in 2005/Inventory 300 sites

Weiser, ID; Population 5,343

Home to the National Old Time Fiddlers Festival

Targeted Site: Dry Cleaners

City stats: Poverty rate 15 % and per capita \$16,847

Targeted Reuse: Parking Lot



National Association of Development Organizations (NADO) Research Foundation

Kelly Novak

NADO Research Foundation

Rural Brownfields Awareness Project

400 N. Capitol St., NW Suite 390

Washington, DC 20001

Phone: 202-624-7809

Fax: 202-624-8813

Email: knovak@nado.org